

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 20, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-20802 - PUBLIC HEARING - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN - Request for a Special Use Permit TO ALLOW A TWO STORY 1,780 SQUARE FOOT GUEST HOUSE/CASITA at 9049 Waterfield Court (APN 138-20-417-011), P-C (Planned Community) Zone, Ward 2 (Wolfson). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

4

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard protests and supports and protest letter by Hugh N. Henning
6. Submitted after final agenda – Returned postcard protests
7. Backup referenced from the 05-10-07 Planning Commission Meeting Item 7

Motion made by STEVE WOLFSON to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN WOLFSON believed that the new notification process via postcards was good but desired to see an additional area on the postcards that allows an individual to include the reason for his/her protest or support. He noted that there were four postcards indicating protests for this proposal. MARGO WHEELER, Director of Planning and Development, responded that

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staff will be working with the City Clerk's Office to see if an area can be incorporated for comment(s).

COUNCILMAN WOLFSON noted that in staff's backup, there is a letter from an individual stating he does not object to the project; however, he strongly objects to, what he believes is, the applicant delivering materials and supplies to the subject property in anticipation of approval. MS. WHEELER responded that if this transpired, then the applicant is doing so at his own risk; if denied, the materials would have to be returned. She emphasized that staff inspects the sites upon application and in addition, it is noted in the header of the notice if there is existing development. With this application, there was none.

COUNCILMAN WOLFSON was prepared to go forward, as staff's report indicated the structure could be implemented to blend with surrounding single family residential uses. The applicant desires to build a casita in their backyard without variance requests. In addition, the site can accommodate such a structure and human health and public safety will not be adversely affected.

Prior to the motion, MARK BROWN, 9049 Waterfield Court, arrived and explained that he resides in a cul-de-sac. The proposed casita is a two-story structure, and the downstairs will be for his children. The upstairs will consist of a gym and a small bedroom. He added that the resident's home to the left of his home sits 14 feet lower, and there is no one directly behind his home. There are nine lots nearly 150-200 yards away, five are built and two are under construction.

MAYOR GOODMAN declared the Public Hearing closed.

